



FREMONT PLANNING BOARD

March 4, 2009

Meeting Minutes

Approved March 18, 2009

Present: Chairman Roger Barham, Co-Chair and CC Rep. Jack Karcz, Members John (Jack) Downing and Leon Holmes, Jr., Alternate/Building Official Thom Roy, RPC Circuit Rider David West and Land Use AA/Recording Secretary Meredith Bolduc.
Selectman Gene Cordes joined the meeting at 9:00 pm.

Mr. Barham opened the meeting at 7:15 pm.

Mr. Downing made the motion to approve the minutes of the February 25, 2009 meeting as written. Motion seconded by Mr. Karcz with unanimous favorable vote.

PROJECTS PENDING WITH RPC

- Inclusionary Housing Zoning Ordinance – funded with CTAP Phase I Discretionary Funds; completion date of May 19, 2009. = \$5,000
- Housing Chapter of the Master Plan - funded with CTAP Phase I Discretionary Funds; original completion date of December 2008, moved to May 19, 2009. = \$5,000
- CTAP DOT Build-out- funded with CTAP Phase I Discretionary Funds; completion date of May 19, 2009. = \$10,000
- Open Space Plan - funded with CTAP Phase I Discretionary Funds; completion date of May 19, 2009. = \$10,000
- Transportation Chapter of the Master Plan - funded with NH DOT Matching Funds Grant and the Town's share (\$2,500) has been paid; original completion date of June 30, 2008.
- Water Resource portion of the NRI Chapter of the Master Plan – funded with the Targeted Block Grant (TBG) and the Town's share (\$2,000) has been paid; completion date of June 30, 2009.

CTAP

Discretionary Funds

Mr. West to report that the deadline for distribution of the CTAP Phase I Discretionary Funds has changed from June 30, 2009 to May 19, 2009 for producing any project pending including; 1) Build-out Analysis, 2) the Inclusionary Housing Zoning Ordinance, 3) Open Space Plan and 4) the Housing Chapter of the Master Plan. He said that means CTAP will fund nothing from the Phase I approvals after that date. This prompted a lengthy discussion relative to the Board's concern of losing the approved funding if the projects are not completed by the now May 19,

2009 deadline.

Mr. Barham said that the Board has agreed with Mr. West that the CTAP build-out and the Housing Chapter of the Master Plan should be done prior to the Inclusionary Housing ordinance. These are all to be funded with CTAP Phase I discretionary money.

Sequence = Buildout/housing/inclusionary housing.

Mr. Barham said that every meeting we ask Mr. West what is happening with these four projects that were approved for Fremont and the answer we get is that there is a June 30 deadline, but nothing has been started and we have seen no product. Mr. Barham stated that someone of authority with RPC needs to be contacted to find out what we can expect is going to happen now. The Members agreed. Mr. West said that Fremont contacting Cliff Sinnott of RPC to find out why the Housing Chapter of the Master Plan, Inclusionary Housing Ordinance and the Open Space Plan have not been done. The Build-out was to have been done by Rob Pruyme of RPC. Mr. West suggested it would be best to contact Ansel Sanborn of CTAP with questions about the Build-out and why it has not been done. It was agreed that Mr. Barham will draft letters to Mr. Sinnott and Mr. Sanborn to try to get some answers.

Housing Chapter of the Master Plan

Mr. West said the he contacted Heidi today with a request for the most recent housing data for use relative to the Inclusionary Housing Ordinance and the Housing Master Plan Chapter. Mr. Barham said that, for the same purpose, he has also requested a dataset from the tax assessors database consisting of Street # & Street name, Land Classification, Property Classification, Number of Housing units per property, Number of Bedrooms and Property Value (\$) inclusive of land.

Mr. West said that a finished draft product for all of these projects may still be done and submitted to CTAP prior to the May 16, 2009 date.

Transportation Chapter

Mr. West did not submit the draft of the Transportation Chapter of the Master Plan for this meeting, but will have it ready for the March 18, 2009 meeting instead. This chapter was contracted with RPC with an original completion date of June 30, 2008.

WETLANDS ZONING ORDINANCE

There was a discussion relative to the \$3,000 left of this round of the CTAP discretionary funds that were allotted to be spent by Fremont on a wetlands zoning issue. At the February 18, 2009 meeting Mr. West said agreed to make application and review the existing ordinance to find where the funds would best be used.

Mr. West said that he had planned to submit a list of wetland consultants outside of RPC because he now feels that he will not have the time to do any additional work, but he has found that there is no list. He suggested to get an application together and talk to Mark West of West Environmental to see if he can create a Wetlands Ordinance. It was noted that there may not be enough time left now to get any wetland project done.

OPEN SPACE PLAN

Mr. West reported that the Open Space Plan is also funded by Phase I of the CTAP discretionary money, also with the deadline of June 30, 2009.

MASTER PLAN TABLE

Mr. Roy presented, and the Board reviewed, the table of chapters of the Master Plan. This is to be included in the printing of the 2009 Master Plan document.

At 8:50 pm there was a brief recess to thank Selectman Gene Cordes and Member Leon Holmes, Jr. for their services and wish them well as this was their last meeting. Visiting at this time were Administrator Heidi Carlson, Selectman Brett Hunter and Greta St. Germain.

Meeting resumed at 9:00 pm.

SEACOAST FARMS

Map 5 Lot 035

Mr. Roy reported that the February 12, 2009 off-site odor complaint was a residual of an earlier problem. Mr. Kelly has come in and said that he would like to keep the communication lines open. Mr. Roy said that down the road Mr. Kelly needs to understand that he needs to keep the odor down.

LEWIS BUILDERS

Map 3 Lot 015-1

The Board received a March 2, 2009 correspondence from Joshua Manning, Civil Planning Manager with Lewis Builders requesting an extension to the approved site plan for the Black Rocks Village project that was approved on February 15, 2006 and signed by the Board on March 22, 2006. Mr. Manning's request is to extend the approval three years to March 22, 2012. A condition of the February 15, 2006 approval was that all improvements were to be completed within three years of the approval date unless the timeframe was extended by mutual agreement between the applicant and the Board. In his correspondence, Mr. Manning related that a substantial amount of roads and utilities in the project have been constructed, but no homes have been built.

There was a conversation relative to Mr. Manning's three year extension request and the Members collectively agreed that it would be unreasonable to grant an extension for double the amount of time as the original condition of the approval. It was noted that the time condition of the approval began on the February 15, 2006 date of approval.

After further discussion by the Board, Mr. Holmes made the motion to extend the February 15, 2006 approval for amendment of the previously approved Site Plan Review for the Black Rocks Village project for one year to February 15, 2010.

Motion seconded by Mr. Karcz with unanimous favorable vote.

The owners will be so notified.

CAPITAL IMPROVEMENTS PROGRAM (CIP)

There was a conversation relative to the CIP. Mr. Barham said that that last year the Planning Board gathered information from the various Town departments for the CIP and sent it on to the Selectmen for their review and action. It was meant to be a tool for the Budget Committee, but it did not get that far. Mr. Barham suggested that perhaps there should be a consensus from the Selectmen relative to what projects they feel warrant moving forward and which ones could be put on hold for a while. Mr. Karcz asked who created the priorities, whether it is the Planning Board or the Selectmen. There was a conversation relative to the information that was already gathered and it was generally agreed that the CIP needs to be a building and decision making process. Mr. Cordes suggested gathering the departments and Boards together to work through the CIP process.

DONATION

Mrs. Bolduc reported that Mr. Barham purchased and donated an all-in-one printer for the Land Use Office. The Members thanked Mr. Barham for his very generous donation.

INCOMING CORRESPONDENCES

Received: NH OEP Conference information. Mrs. Bolduc said that she has forwarded the information relative to the NH OEP Annual Spring Planning & Zoning Conference scheduled for Saturday May 2, 2009. She requested that anyone who wants to attend register through the Land Use Office so she can remit one payment for all.

Mr. Karcz made the motion to adjourn at 9:45 pm.
Motion seconded by Mr. Downing with unanimous favorable vote.

Respectfully submitted,
Meredith Bolduc, Land Use AA/Recording Secretary